

# EXHIBIT 31

JOSEPH WANAGEL  
5/21/2021

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UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

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HUNTERS CAPITAL, LLC, et al.,	)	
	)	
Plaintiffs,	)	
	)	
vs.	)	No. 20-cv-00983-TSZ
	)	
CITY OF SEATTLE,	)	
	)	
Defendant.	)	

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Zoom Video Deposition Upon Oral Examination

Of

JOSEPH WANAGEL

30(b)6 Olive ST Apartments

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DATE: Friday, May 21, 2021

REPORTED BY: Mindy L. Suurs, CSR No. 2195

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1 BY MS. PRATT:

2 Q. Did you look, for example, for any e-mail that  
3 included the word "CHOP"?

4 A. I mostly did it by time frame and just  
5 remembering -- because I got a pretty good memory -- of --  
6 of what e-mails I have and have not written.

7 Q. Other than by limiting the time frame and your  
8 memory, were there any other ways that you identified  
9 e-mails to produce?

10 A. I didn't do any specific like search criteria if  
11 you're asking me like that, like, you know, a Google  
12 search or -- not a Google search, but like a e-mail search  
13 or anything of specific words, whatever; I just went went  
14 through all my e-mails for that year and just anything that  
15 clicked that looked -- pertained for it, I just -- that's  
16 what I did, I grabbed them.

17 Q. Have you deleted any e-mails since June of 2020?

18 A. E-mails in general?

19 Q. Yes.

20 A. Like e-mails, period?

21 Q. Yes.

22 A. Yes, I've deleted some e-mails, nothing  
23 pertaining to the CHOP, to the best of my remembrance.

24 Q. You also produced some texts in this case. How  
25 did you decide which texts to produce?

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1 MR. PHILLIPS: Same instruction as to privilege.

2 A. Anything relating to CHOP. I mean those are  
3 fairly vivid in my memory, so I -- both during the time  
4 frame and from the people that were texting me during that  
5 time, I just -- there's -- very easy to remember who was  
6 doing that.

7 BY MS. PRATT:

8 Q. So again, you didn't use any search criteria for  
9 deciding which texts to produce; is that right?

10 MR. PHILLIPS: Object to form.

11 A. No, I went through every text on my phone and  
12 made sure I didn't miss anything, and also I remembered  
13 very clearly who was texting me during CHOP.

14 BY MS. PRATT:

15 Q. When you say you went through every text on your  
16 phone, what do you mean you did?

17 A. I save almost every text on my phone, and then I  
18 really only delete like sales stuff and things like that,  
19 and often even with tenant texts, I wait until they've  
20 moved out by two or three years before I delete them.

21 Q. Okay. But what did you do, when you said that  
22 you went through all of your texts, what exactly did you  
23 do?

24 A. Took my phone and I clicked on every text and  
25 looked to see what it said. I didn't read it top to

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1 bottom, but I at least saw who it's from and then, you  
2 know, I know who my tenants are, and so certainly if I go  
3 to Larrisa's text, I'm immediately going to remember what  
4 she was talking about.

5 Q. Are your tenants the only people who you talked  
6 to about CHOP?

7 A. No.

8 Q. Who else did you talk to about CHOP?

9 A. I have a wife, I have family.

10 Q. I don't want you to tell me anything that you  
11 talked to your wife about specifically, but -- okay, so  
12 your wife and family. Anyone else?

13 A. I have some neighbors that my kid plays with, so  
14 I would say I mentioned it to them.

15 Q. Is there anyone --

16 A. This is outside of the City; right?

17 Q. Yes. Did you text with anyone at the City about  
18 CHOP?

19 A. You know, like the City, Seattle City, I just  
20 e-mailed and called. I wouldn't be able to text them. I  
21 don't have their private numbers. I would have, but --

22 Q. Thinking just about texts, is there anyone other  
23 than your tenants who you might have texted with about  
24 CHOP?

25 A. I -- I can't specifically remember any. I mean

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REPORTER'S CERTIFICATE

I, Mindy L. Suurs, the undersigned Certified Court Reporter, pursuant to RCW 5.28.010, authorized to administer oaths and affirmations in and for the State of Washington, do hereby certify:

That the foregoing testimony of JOSEPH WANAGEL was given before me at the time and place stated therein and thereafter was transcribed under my direction;

That the sworn testimony and/or proceedings were by me stenographically recorded and transcribed under my supervision, to the best of my ability;

That the foregoing transcript contains a full, true, and accurate record of all the sworn testimony and/or proceedings given and occurring at the time and place stated in the transcript;

That the witness, before examination, was by me duly sworn to testify the truth, the whole truth, and nothing but the truth;

That I am not a relative, employee, attorney, or counsel of any party to this action or relative or employee of any such attorney or counsel and that I am not financially interested in the said action or the outcome thereof;

DATE: May 28, 2021

*Mindy L. Suurs*

Mindy L. Suurs  
Certified Court Reporter #2195



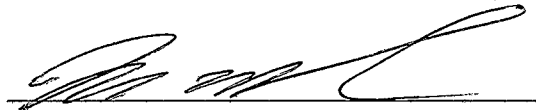
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S I G N A T U R E

I declare that I have read my within deposition,  
taken on Friday, May 21, 2021, and the same is true and  
correct save and except for changes and/or corrections, if  
any, as indicated by me on the "CORRECTIONS" flyleaf page  
hereof.

Signed in Bothe / 1, Washington,  
this 25th day of June, 2021.



JOSEPH WANAGEL